165.0	0006	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,100 /	790,100
					USE VALUE:	790,100 /	790,100
					ASSESSED:	790,100 /	790,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	3 BROTHERS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	92 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	42 LOWELL STREET LLC -
Owner 2:	-
Street 1:	19 DREW ROAD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,948 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1940, having primarily ReinConcrete Exterior and 2594 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	4948.000	285,900		504,200	790,100
Total Card	0.114	285,900		504,200	790,100
Total Parcel	0.114	285,900		504,200	790,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.59 | /Parcel: 304.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109572
GIS Ref	
GIS Ref	
Insp Date	05/29/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	147,300	0	4,948.	495,900	643,200	643,200	Year End Roll	12/18/2019
2019	332	FV	133,400	0	4,948.	462,900	596,300	596,300	Year End Roll	1/3/2019
2018	332	FV	133,400	0	4,948.	413,300	546,700	546,700	Year End Roll	12/20/2017
2017	332	FV	133,400	0	4,948.	363,700	497,100	497,100	Year End Roll	1/3/2017
2016	332	FV	118,300	0	4,948.	272,800	391,100	391,100	Year End	1/4/2016
2015	332	FV	111,800	0	4,948.	222,700	334,500	334,500	Year End Roll	12/11/2014
2014	332	FV	111,800	0	4,948.	222,700	334,500	334,500	Year End Roll	12/16/2013
2013	332	FV	111,800	0	4,948.	222,700	334,500	334,500		12/13/2012

!12810!

PRINT

Date	Time
12/11/20	02:51:11

LAST REV

Date	Time
05/29/20	09:10:19
danam	
12810	

USER DEFINED

Prior Id # 1:	109572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
42 LOWELL STREE	68718-16		1/5/2017		635,000	No	No		
ALLEN HAROLD J	66850-26		2/26/2016	Sub Sale	535,000	No	No		
ARLINGTON AUTO	66010-374		9/1/2015	Sub Sale	325,000	No	No		
DARRIGO CAROLE	60384-516		10/31/2012	Convenience	99	No	No		
DARRIGO STEPHEN	60384-514		10/31/2012	Convenience	99	No	No		
D`ARRIGO STEPHE	29340-140		11/9/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2019	216	Addition	370,000	O				
4/8/2002	227	Sign	300	C				
2/13/1996	30	Manual	12,000	C				ROOF/FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2020	Measured	DGM	D Mann
5/29/2020	Permit Visit	DGM	D Mann
6/11/2019	I & E Return	JO	Jenny O
10/11/2017	Measured	DGM	D Mann
4/6/2017	SQ Returned	MM	Mary M
3/20/2009	Meas/Inspect	197	PATRIOT
5/11/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		4948		Sq. Ft.	Site		0	30.5	3.34	CA									504,214						504,200	

Total AC/HA: 0.11359 | Total SF/SM: 4948 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM AVG | Total: 504,214 | Spl Credit | Total: 504,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	24 - ReinConcrete		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	5.0	%
Override:			%
	Total:	5	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.18550503
Const Adj.:	1.01634896
Adj $ / SQ:	78.318
Other Features:	10775
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300946
Depreciation:	15047
Depreciated Total:	285899

COMMENTS

ARLINGTON AUTO CLINIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	94.76
Special Features:	0	Val/Su Net:	57.59
Final Total:	285900	Val/Su SzAd	110.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,482	76.750	190,497
GAR	Garage	2,370	16.320	38,672
FFL	First Floor	112	78.320	8,772

Net Sketched Area:	4,964	Total:	237,941

Size Ad	2594	Gross Are	4964	FinArea	2594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	80		
SFL	100	WHS	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	